

S U M M A R Y

FILE NO.	2163	Thomas Guide Map No.	747
		Date Received:	12/16/03
		Date Distributed:	12/17/03
ENTITY	Soos Creek Water & Sewer District	Date Filed:	
ACTION	Property Owner Petition for Annexation to Permit Extension of Sewer Service Area	Expiration 45 Days:	01/29/04
TITLE	P361-S Annexation	Board Meeting:	01/15/04

Location	The site is located within unincorporated King County. It is generally east of 216 th Avenue SE and west of 211 th Avenue SE. It is located generally south of SE 287 th Street and north of Covington-Sawyer Road.
Land Area	13.59 acres (one parcel)
Current Land Use:	Undeveloped land
Population	None
Assessed Valuation	\$129,888.
County Comprehensive Plan Designation	Residential Uses
County Zoning	Residential (R-4)
City Comprehensive Plan	Not applicable
City Zoning	Not applicable
District Comprehensive Plan	The Soos Creek Water & Sewer District Comprehensive Sewerage Plan establishes provisions for sewer service to the proposed annexation area.
District Franchise	Franchise is provided in the Soos Creek Water & Sewer District Comprehensive Sewerage Plan
Urban Growth Area (UGA)	The site lies within the Urban Growth Area as defined in the King County Comprehensive Plan
SEPA Declaration	A SEPA Environmental Checklist was prepared and a Determination of Non-Significance was issued in September 2003

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) David Irons

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Black Diamond

Fire Districts: Fire District No. 17; Fire District 44

Water Districts: City of Covington Water District

Sewer Districts: Not applicable

School District: Kent School District No. 415

SUMMARY File No. 2163

The Soos Creek Water & Sewer District proposes to annex approximately 13.59 acres within unincorporated King County. The purpose of the annexation is to permit the Soos Creek Water & Sewer District to extend sanitary sewer service to the area to serve future permitted residential development (one parcel – maximum 50 homes). The proposed annexation area is addressed in the Soos Creek Water & Sewer District Plan. The District initiated this annexation proposal based on a petition by property owners. The authority for annexation is derived from RCW 57.24 (Annexation of Territory).

The proposed annexation is consistent with the State Growth Management Act (RCW 36.70), with the King County Comprehensive Plan, and with the Comprehensive Plan for the City of Covington. The P-361-S Annexation Area is entirely within the urban area designated in the King County Comprehensive Plan. The King County Comprehensive Plan designates this area for urban residential development.

The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is consistent with Policy LU-14 which calls for areas within the Urban Growth Boundaries to be provided a full range of urban services. The proposal is also supported by Policies CO-10, CO-11, and F-239, which call for the provision of public sewer services within the Urban Growth area. Sanitary sewer service is also consistent with environmental protection standards for areas that would otherwise need to be served by on-site septic systems.

This Annexation will provide the opportunity for sewer service to the area, but this action will not have any direct impact on land use. Future development in the area would be subject to King County plans and regulations, based upon approved County regulations and/or approved King County standards. Under King County standards, the land could be developed with residential uses of four dwelling units per acre.

This Annexation is reportedly also consistent with Boundary Review Board Objectives. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enable suitable residential development in the area. Annexation will enable properties to obtain access to services that will facilitate future permitted residential uses. Annexation is also consistent with Objective 3, which calls for logical service areas and with Objective 4 which calls for regular boundaries. Other properties in the vicinity are now served by Soos Creek. The addition of P361-S properties would provide for more regular service area boundaries thereby permitting service levels which would protect public health and safety.

All costs associated with extending service to the property will be the responsibility of property owners within the annexation area. A Developer Extension Agreement, District Contract or Utilities Local Improvement District (ULID) will be established for the construction of required facilities. The District does not anticipate substantial changes to revenue or expenditures with extension of service to the annexation area.

The proposal will not affect Fire District services, Water District services, or other public services.